



City of Austin

# Land Development Code



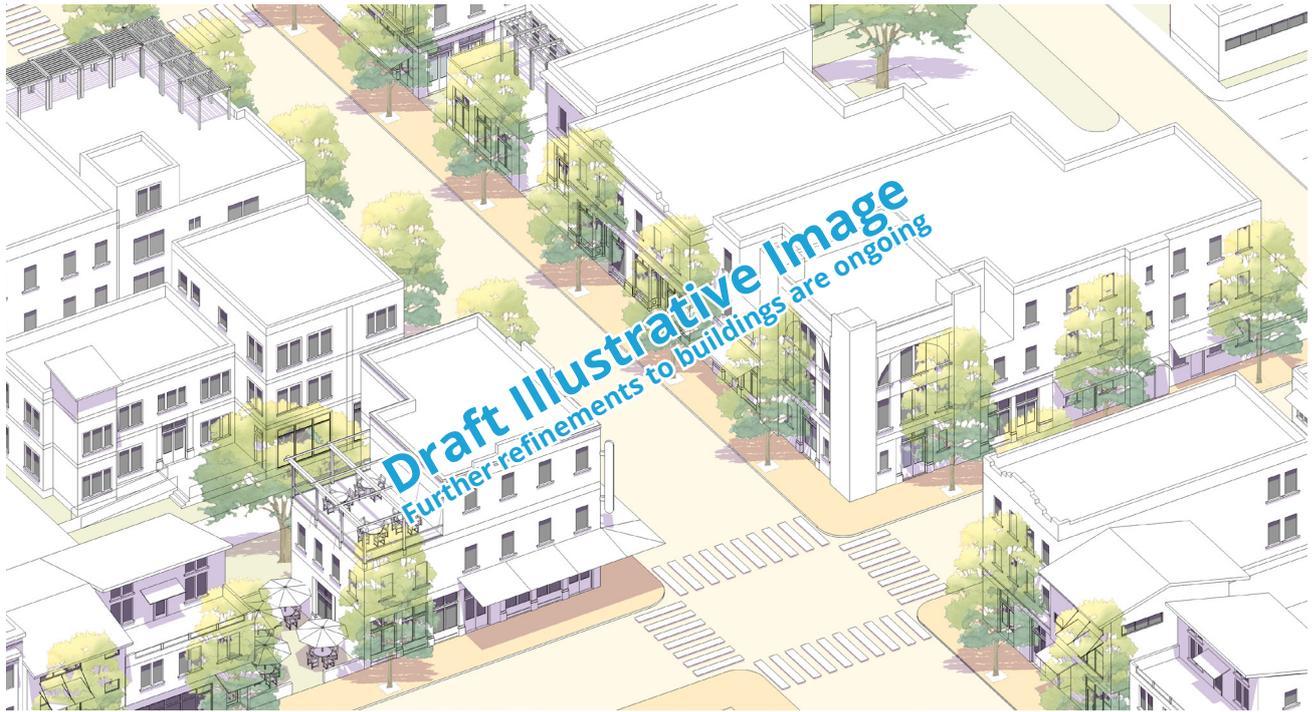
## New Zone Appendix

In response to feedback from the public, new zones have been created since the release of the Draft Land Development Code in January 2017. These zones will be incorporated into the next draft of the Land Development Code.



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**23-4D-21## T3 Main Street (T3MS) [New Zone]**



**A. General Intent**

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

- Attached or Semi-detached

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- Small to Medium Lot Widths

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- Block Form

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- Small to No Front Setbacks

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- Small to No Side Setbacks

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- Up to 2 Stories

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- Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages

**B. Sub-Zone**

None

**C. Lot Size**

- Width 18' min.

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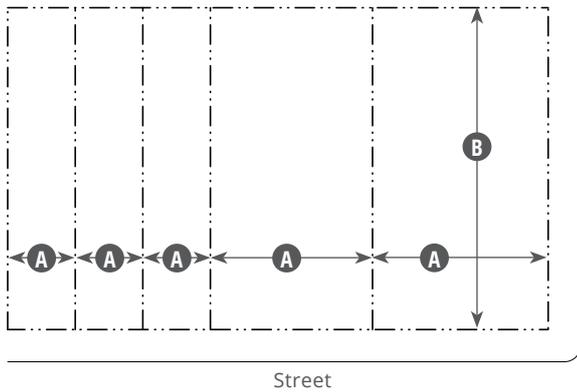
- Depth 100' min. (75' min. when adjacent to alley)

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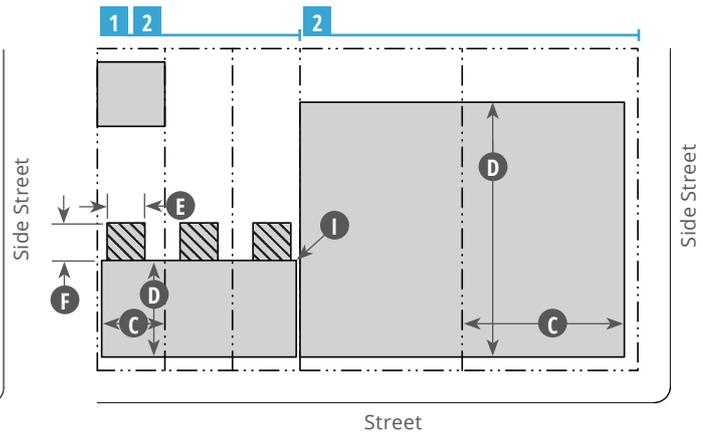
- See Subsection D for additional standards.

*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

**Lot Diagram**



**Building Envelope Diagram**



**Key for Diagrams**

- ROW / Lot Line
- █ Main Building Envelope
- █ Rear Building Envelope
- █ Side Building Envelope

**D. Building Types**

Building Type	Lot		Building Envelope (max.)							
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
<b>Block Form 2</b>										
Live/Work	1	1	18'	100' <sup>1</sup>	28'	36'	14'	14'	4'	18'
Main Street	1	—	35'	100' <sup>1</sup>	125' <sup>2</sup>	100'	N/A	N/A	N/A	N/A
<b>Accessory Building Form 1</b>										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

**Notes**

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. I

<sup>1</sup> 75' when adjacent to alley.

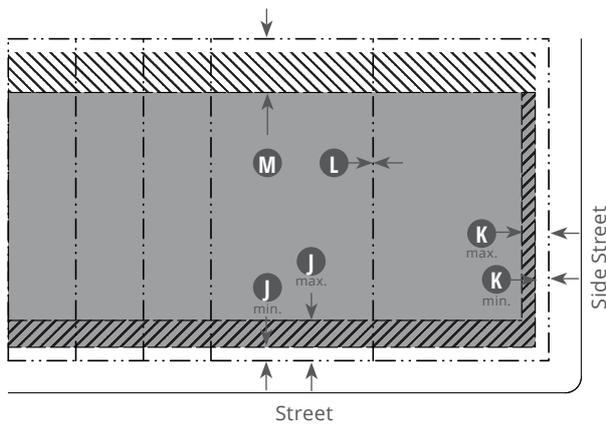
<sup>2</sup> Buildings wider than 100' shall be designed to read as a series of buildings no more than 75' each.

**Key for Subsection D**

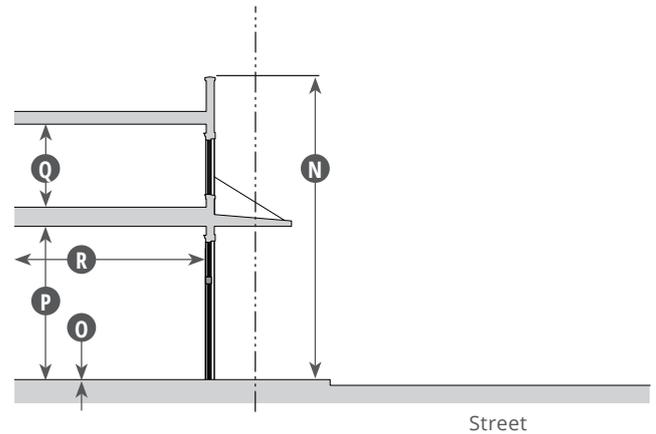
N/A = Not Allowed

— = No Requirement

**Building Placement Diagram**



**Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Buildable Area
- ▨ Facade Zone
- ▩ Accessory Building or Structure Only

**E. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup> <b>J</b>	Side St. <sup>1</sup> <b>K</b>	Side <b>L</b>	Rear <sup>2</sup> <b>M</b>
<b>Primary Building</b>				
Minimum	5'	5'	0'	20'
Maximum	15'	10'	—	—
<b>Accessory Building or Structure</b>				
Minimum	75'	5'	0'	5'
<b>Primary Building Facade within Facade Zone</b>				
Front	75% min.			
Side Street	65% min.			

**Miscellaneous**

Setback shall be defined by a building within 30' of corner along the front and along the side street.

A building form with a chamfered corner is allowed only on corner lots and if a corner entry is provided.

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> 5' when adjacent to alley.

**F. Height**

Building Height	Stories (max.)	To Eave/Parapet (max.) <b>N</b>	Overall (max.)
Primary Building	2	28'	38'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—
<b>Primary Building</b>			
<b>Ground Floor Finish Level <sup>3, 4</sup></b>			
Height above Curb		6" max.	<b>O</b>
<b>Floor-to-Ceiling <sup>3</sup></b>			
Ground Floor		14' min.	<b>P</b>
Upper Floor(s)		8' min.	<b>Q</b>
<b>Depth</b>			
Ground Floor Space		30' min.	<b>R</b>

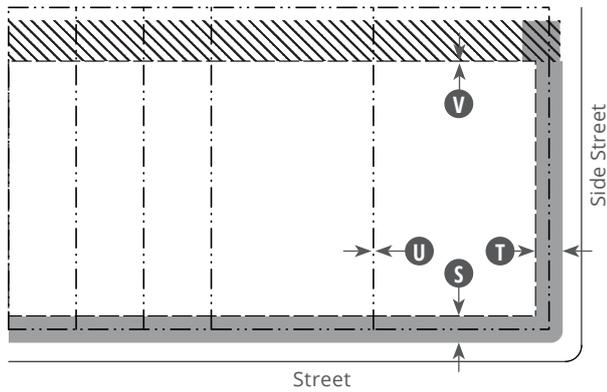
<sup>3</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>4</sup> Primary buildings located on lots sloping down and away from the street are exempt.

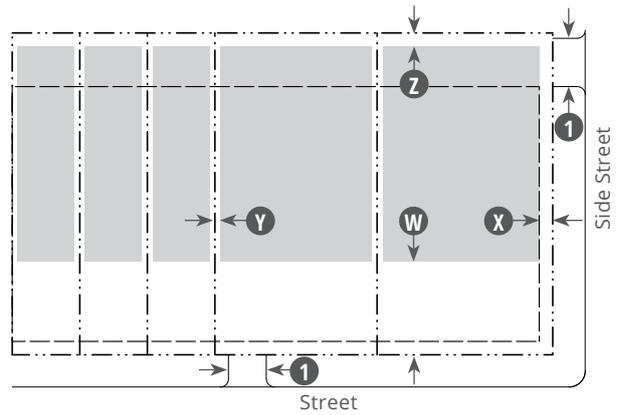
**Key for Subsections E-F**

- N/A = Not Allowed
- = No Requirement

### Encroachments Diagram



### Parking Diagram



#### Key for Diagrams

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area
- ▨ Accessory Building or Structure Only

#### G. Encroachments

Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage				
Gallery <sup>1</sup>	14'	14'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

<sup>1</sup> Galleries may encroach into the street ROW to within 2' of the face of the curb, subject to approval by the Public Works Director in compliance with Chapter 14-11 (Use of Right-of-Way).

#### H. Frontages

Private Frontage Type	Front	Side St.	Standards
Terrace	A	A	23-2D-1100
Lightwell <sup>1</sup>	A	A	23-2D-1110
Shopfront	A	A	23-2D-1120
Forecourt	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

<sup>1</sup> Allowed only when necessary to accommodate grade change.

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

#### H. Frontages (continued)

##### Pedestrian Access

Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.

##### I. Parking

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	20'	5'	2'	5'
<b>Parking Driveway</b>	≤ 40 spaces		> 40 spaces	
Width	14' max.		18' max. ①	

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

#### Key for Subsections G-H

- A = Allowed
- N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Residential</b>	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
<b>Residential Support Services</b>	
Residential Support Services	1, plus 1 per every 2 residents
<b>Services</b>	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care: Commercial	1 per 500 sf
Hotel/Motel	<10 units, 0.5/room; ≥10 units, 1/room
Medical Services	—
<b>Office</b>	
Office	1 per 500 sf after first 2,500 sf
<b>Civic and Public Assembly</b>	
Government/Civic	≤2,500 sf, none; >2,500, 1/500 sf after first 2,500 sf; max. 1/250 sf
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, university, business school, or trade school
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf
Meeting Facility (public or private)	1 per 100 sf assembly area after first 1,200 sf
Public Safety Facility	As determined by Planning Director <sup>1</sup>

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Restaurants and Bars</b>	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
<b>Retail</b>	
Retail	1 per 500 sf after first 2,500 sf
<b>Entertainment and Recreation</b>	
Entertainment:	
Indoor	—
Outdoor, Limited	As determined by Planning Director <sup>1</sup>
Park/Playground	As determined by Planning Director <sup>1</sup>
Recreation:	
Indoor, For Profit ≤1,000 sf	—
Indoor, For Profit >1,000 sf; Community, Non-Profit; Outdoor, For Profit	1 per 500 sf after first 2,500 sf
Studio: Art, Dance, Martial Arts, Music	1 per 500 sf after first 2,500 sf
<b>Agriculture</b>	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director <sup>1</sup>
<b>Other</b>	
Other	As determined by Planning Director <sup>1</sup>

**Notes**

See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

<sup>1</sup> In making a determination, the Planning Director shall consider the requirements applicable to similar uses, and the location and characteristics of the use.

**Key for Subsection I**

— = No Requirement

**J. Impervious Cover**

Impervious Cover	% (max.)	Standards
Impervious Cover	80%	23-3D-3
Building Cover	70%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

**K. Required Open Space**

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Live/Work only)	8'	8'	80 sf

**Notes**

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements shall not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).

**L. Signage**

Total Signs	Number (max.)
Building Signs	1 per building
Ground Signs	1 per primary building

**Sign Types**

Sign Types	Number (max.)	Standards
<b>Building Signs</b>		
Awning/Canopy	1 per awning	23-8B
Directory	1 per building	23-8B
Hanging	1 per establishment	23-8B
Projecting	1 per establishment	23-8B
Wall	1 per establishment	23-8B
Wall Mural	2 per building	23-8B
Window	1 per establishment	23-8B

**Ground Signs**

Landscape Wall	1 per building	23-8B
Yard	1 per building	23-8B

**Notes**

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

**M. Site Constraints**

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types		
Use Type	Specific Use Standards	T3MS
<b>Residential</b>		
Residential Dwelling(s)		P <sup>1</sup>
Cooperative Housing		P <sup>1</sup>
Accessory Dwelling Unit	23-4E-6030	P
Bed and Breakfast	23-4E-6080	P
Live/Work	23-4E-6190	P
Senior/Retirement Housing	23-4E-6300	P <sup>1</sup>
Home Occupations	23-4E-6180	P
Short-term Rental	23-4E-6310	P
<b>Residential Support Services</b>		
Group Home:	23-4E-6170	
<7 Residents		P <sup>1</sup>
7 to 15 Residents		CUP <sup>1</sup>
<b>Services</b>		
Animal Service/Boarding: Level 1		P
Business and Financial/ Professional Services		P
Pawn Shop		N/A
Personal Services		P
Commercial Services:		
No Outside Storage		P
With Incidental Outside Storage		P
Day Care:		
Small (≤7 Children)		P
Large (>7 and <20 Children)		P
Commercial		P
Hotel/Motel		P
Medical Services:		
≤5,000 sf		P <sup>1</sup>

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
<b>Office</b>		
Office, General (non-medical)		P
<b>Civic and Public Assembly</b>		
Government/Civic		MUP
School:	23-4E-6290	
Business, or Trade		P
College or University		P
Private Primary		P
Private Secondary		P
Public Primary		P
Public Secondary		P
Library, Museum, or Public Art Gallery		P
Meeting Facility (public or private)		P
Public Safety Facility		P
<b>Restaurants and Bars</b>		
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		MUP
Micro-Brewery/Micro-Distillery/Winery	23-4E-6210	MUP
Restaurant, except:		P
> 2,500 sf		N/A
With Alcohol Sales		CUP
With Outside Seating		MUP
Late Night Operation	23-4E-6270	CUP

Table Continues on Next Page ----->

**Notes**

<sup>1</sup> Allowed on ground floor only behind other allowed street-facing ground floor use.

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
<b>Retail</b>		
Food Sales (on or off site)		P
General Retail:		
<5,000 sf		P
>5,000 sf and ≤10,000 sf		P
With On-site Production		P
With Outside Storage, ≤2,000 sf	23-4E-6160	CUP
With Outside Storage, >2,000 sf	23-4E-6160	N/A
<b>Entertainment and Recreation</b>		
Entertainment:		
Indoor		CUP
Outdoor, Limited		MUP
Park/Playground		P
Recreation:		
Community, Non-Profit		CUP
Indoor, For Profit ≤1,000 sf		P
Indoor, For Profit >1,000 sf		CUP
Outdoor, For Profit		MUP
Studio: Art, Dance, Martial Arts, Music		
		P

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
<b>Agriculture</b>		
Community Agriculture	23-4E-6120	MUP
<b>Other</b>		
Accessory Uses	23-4E-6040	P
Communications	23-4E-6110	P
Telecommunications	23-4E-6340	P
Utilities: Local		CUP
Temporary Uses		TUP
Special Uses	23-4E-6320	CUP

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

## 23-4D-21## T4 Neighborhood Deep Setback (T4N.DS) [New Zone]



### A. General Intent

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:

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Detached or Semi-detached

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Small to Medium Lot Widths

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Small to Medium or Multiple House Form

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Deep Front Setbacks

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Medium Side Setbacks

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Up to 2 Stories

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Stoop, Common Yard, and Porch Frontages

### B. Sub-Zone

T4N.DS-Open Sub-Zone (T4N.DS-O)

The Open sub-zone provides the same building form but allows for a more diverse mix of uses.

### C. Lot Size

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Width 35' min.

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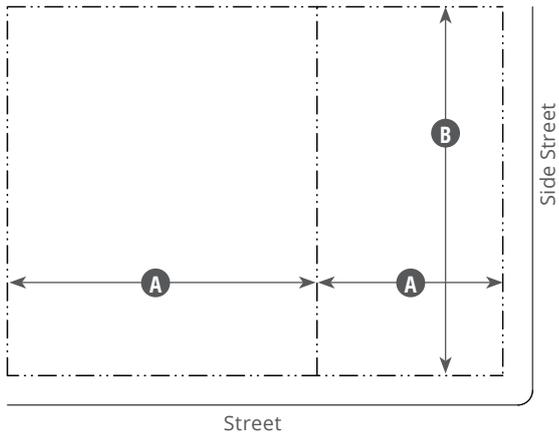
Depth 100' min. (75' min. when adjacent to alley)

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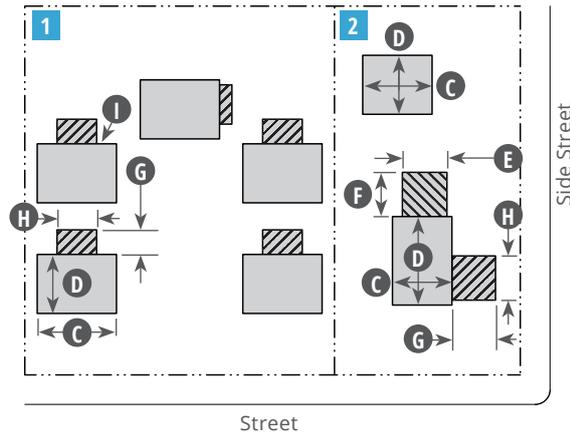
See Subsection D for additional standards.

*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

**Lot Diagram**



**Building Envelope Diagram**



**Key for Diagrams**

- ROW / Lot Line
- █ Main Building Envelope
- ▨ Rear Building Envelope
- ▩ Side Building Envelope

**D. Building Types**

Building Type	Lot		Building Envelope (max.)							
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.)		Main		Rear		Side	
			A	B	C	D	E	F	G	H
<b>Small House Form 2</b>										
Cottage House	1	1	35' <sup>1</sup>	100' <sup>2</sup>	24'	36'	16'	18'	N/A	N/A
Small House	1	1	40' <sup>1</sup>	100' <sup>2</sup>	28'	42'	20'	16'	8'	24'
Duplex: Stacked	1	2								
<b>Medium House Form</b>										
Wide House	1	1	60'	100' <sup>2</sup>	48'	32'	8'	24'	N/A	N/A
Duplex: Side-by-side	1	2								
Multiplex: Medium	1	4	60'	100' <sup>2</sup>	46'	46'	32'	12'		
<b>Multiple House Form 1</b>										
Cottage Court	6	1	100'	125'	24'	32'	N/A	N/A	4'	16'
<b>Accessory Building Form 2</b>										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

**Notes**

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. I

<sup>1</sup> 25' for lots existing at time of adoption of this Land Development Code.

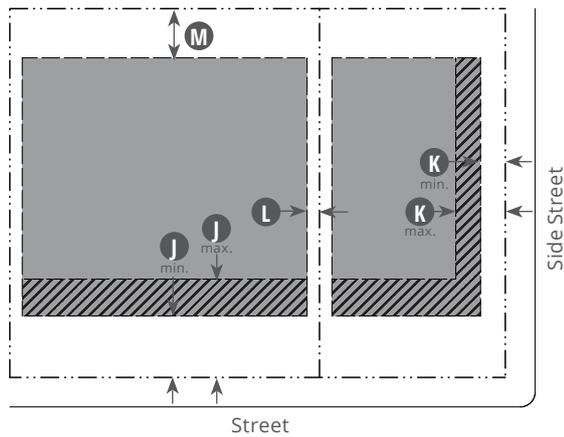
<sup>2</sup> 75' when adjacent to alley.

**Key for Subsection D**

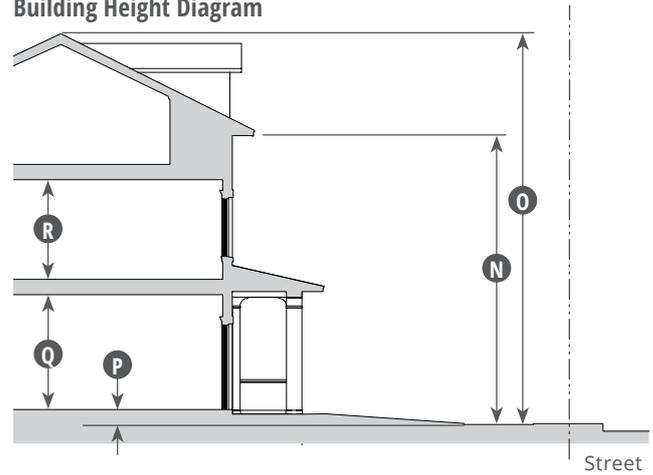
N/A = Not Allowed

— = No Requirement

**Building Placement Diagram**



**Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Buildable Area
- ▨ Facade Zone
- ▩ Accessory Building or Structure Only

**E. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup> (J)	Side St. <sup>1</sup> (K)	Side (L)	Rear (M)
<b>Primary Building</b>				
Minimum	25'	10'	5'	20'
Maximum	40'	20'	—	—
Combined min.	—	—	15'	—
<b>Accessory Building or Structure</b>				
Minimum	25'	10'	5'	20' <sup>2</sup>
<b>Primary Building Facade within Facade Zone</b>				
Front	65% min.			
Side Street	50% min.			

**Miscellaneous**

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

Multiple House Form buildings must be detached and shall have a minimum 10' separation between buildings on the lot.

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> 5' when adjacent to alley.

**F. Height**

Building Height	Stories (max.)	To Eave/Parapet (max.) (N)	Overall (max.) (O)
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
<b>Accessory</b>			
Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—

**Primary Building**

**Ground Floor Finish Level <sup>3, 4</sup>**

Height above Curb	6" min.	(P)
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**Floor-to-Ceiling <sup>3</sup>**

Ground Floor	9' min.	(Q)
Upper Floor(s)	8' min.	(R)

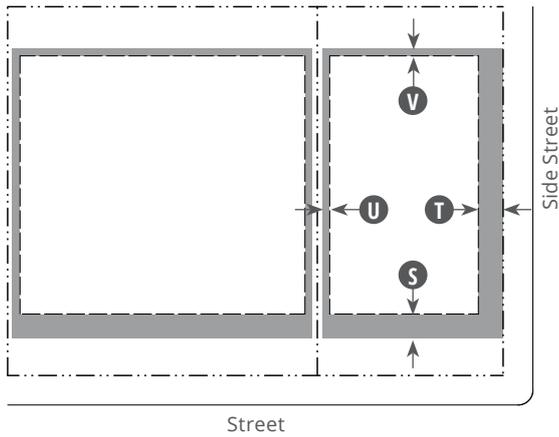
<sup>3</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>4</sup> Primary buildings located on lots sloping down and away from the street are exempt.

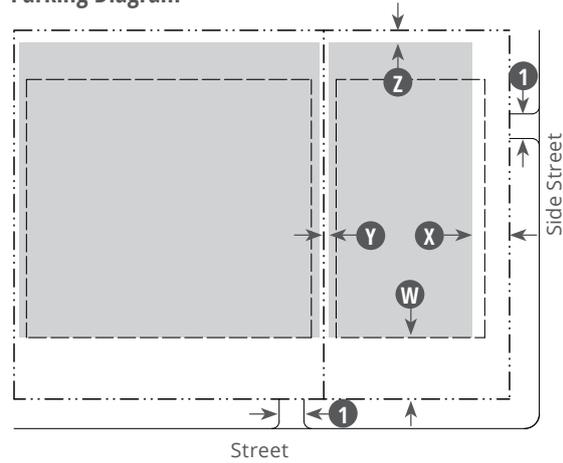
**Key for Subsections E-F**

- N/A = Not Allowed
- = No Requirement

**Encroachments Diagram**



**Parking Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area
- ▨ Accessory Building or Structure Only

**G. Encroachments**

Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage	10'	10'	N/A	N/A
Steps and/or ramps to Building Entrance	5'	5'	N/A	N/A
Architectural Features	3'	3'	3'	3'

Encroachments are not allowed within a street ROW, alley ROW, or across a Lot Line.

**H. Frontages**

Private Frontage Type	Front	Side St.	Standards
Common Yard	A	A	23-2D-1040
Porch: Projecting	A	A	23-2D-1050
Porch: Engaged	A	A	23-2D-1060
Stoop	A	A	23-2D-1070

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

**Pedestrian Access**

All units shall have pedestrian access from the front street, or for corner lots, from the front street or side street.

**I. Parking**

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	25' <sup>1</sup>	15'	2'	5'

**Parking Driveway**

Width	10' max.	1
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Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

**Notes**

<sup>1</sup> Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

**Key for Subsections G-H**

A = Allowed                      N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Residential</b>	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
<b>Residential Support Services</b>	
Residential Support Services	1, plus 1 per every 2 residents
<b>Services</b>	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
Medical Services	—
<b>Office</b>	
Office	1 per 500 sf after first 2,500 sf
<b>Civic and Public Assembly</b>	
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf
Meeting Facility (public or private)	1 per 100 sf assembly area after first 1,200 sf
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university
Public Safety Facility	As determined by Planning Director <sup>1</sup>

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Restaurants and Bars</b>	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
<b>Retail</b>	
Retail	1 per 500 sf after first 2,500 sf
<b>Entertainment and Recreation</b>	
Entertainment and Recreation, except:	As determined by Planning Director <sup>1</sup>
Studio: Art, Dance, Martial Arts, Music	—
≤500 sf	—
<b>Agriculture</b>	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director <sup>1</sup>
<b>Other</b>	
Other	As determined by Planning Director <sup>1</sup>

### Notes

See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

<sup>1</sup> In making a determination, the Planning Director shall consider the requirements applicable to similar uses, and the location and characteristics of the use.

### Key for Subsection I

— = No Requirement

**J. Impervious Cover**

Impervious Cover	% (max.)	Standards
Impervious Cover	45%	23-3D-3
Building Cover	40%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

**K. Required Open Space**

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Private <sup>1</sup>	8'	10'	100 sf

**Notes**

Private open space requirement may be met by ground floor private open space, upper story balcony, or roof deck.

Private open space requirements shall not be met by open space provided in required front or side street setbacks.

<sup>1</sup> The Cottage Court building type has additional open space standards. See Section 23-4D-2220 (Supplementary Cottage Court Building Type Standards).

**L. Signage**

Total Signs	Number (max.)
Building Signs	1 per building
Ground Signs	1 per building

Sign Types	Number (max.)	Standards
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Building Signs		
Awning/Canopy <sup>1</sup>	1 per awning	23-8B
Hanging <sup>1</sup>	1 per building	23-8B

Ground Signs		
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Yard <sup>1</sup>	1 per building	23-8B
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**Notes**

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

<sup>1</sup> Not allowed for residential uses.

**M. Site Constraints**

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types			
Use Type	Specific Use Standards	T4N	
		DS	DS-0
<b>Residential</b>			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
<b>Residential Support Services</b>			
Group Home: <7 Residents	23-4E-6170	P	P
7 to 15 Residents		CUP	P
<b>Services</b>			
Business and Financial/ Professional Services		N/A	CUP
Personal Services		N/A	P
Repair, Commercial (non-vehicular)		N/A	CUP
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Medical Services: ≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
<b>Office</b>			
Office, General (non-medical)		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		DS	DS-0
<b>Civic and Public Assembly</b>			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
<b>Restaurants and Bars</b>			
Bar, Level 1		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP
<b>Retail</b>			
Food Sales (on or off site)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P
<b>Entertainment and Recreation</b>			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P

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**Key for Subsection N**

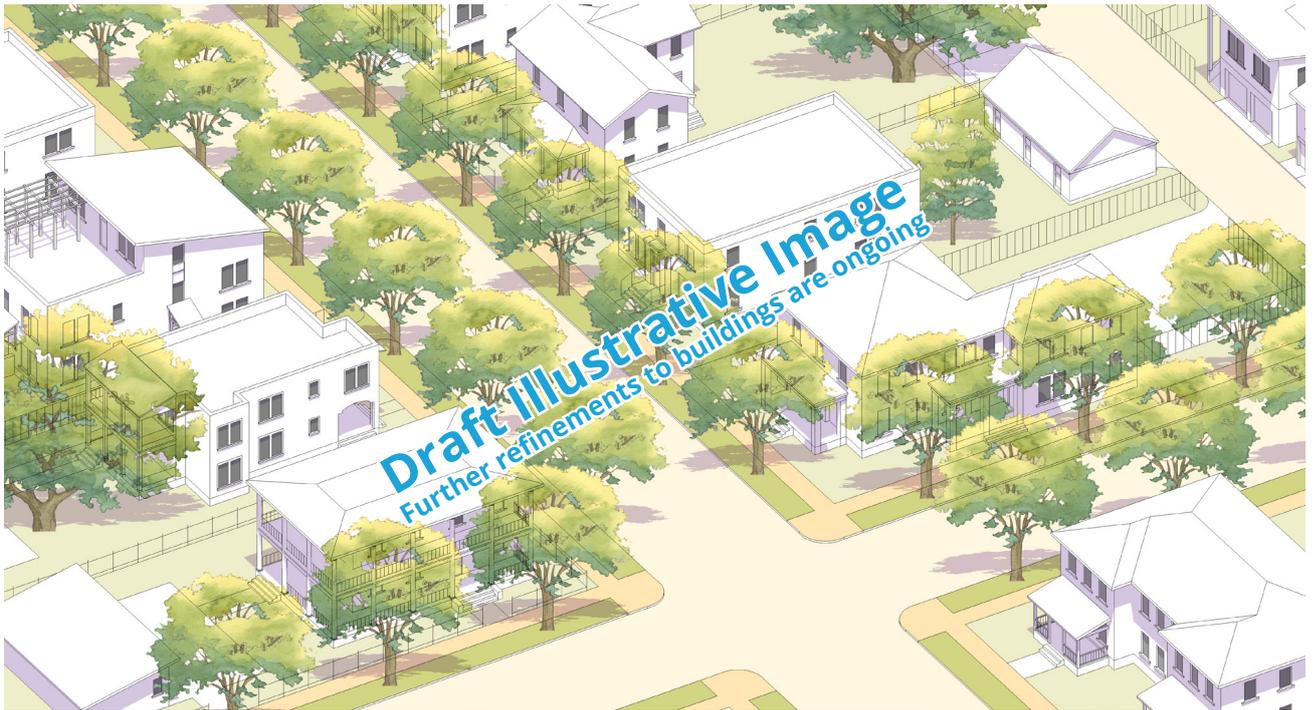
P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		DS	DS-0
<b>Agriculture</b>			
Community Agriculture	23-4E-6120	P	P
<b>Other</b>			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Temporary Uses		TUP	TUP
Special Uses	23-4E-6320	CUP	CUP

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

23-4D-21## T4 Neighborhood Core (T4NC) [New Zone]



**A. General Intent**

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:

- Detached or Semi-detached
- Small to Large Lot Widths
- Medium to Large House Form or Block Form
- Shallow Front Setbacks
- Small to Medium Side Setbacks
- Up to 3 Stories
- Stoop, Porch, and Dooryard Frontages

**B. Sub-Zone**

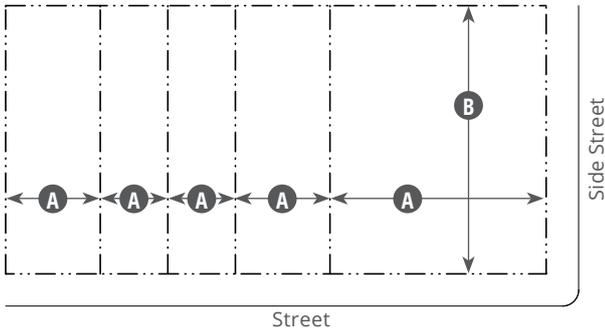
T4NC-Open Sub-Zone (T4NC-O)  
The Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

**C. Lot Size**

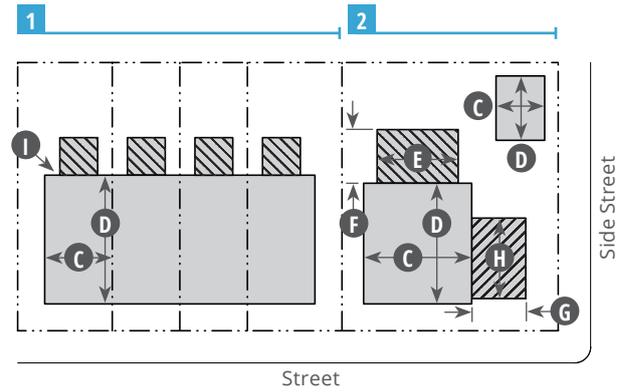
- Width 18' min.
  - Depth 100' min. (75' min. when adjacent to alley)
- See Subsection D for additional standards.

*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

**Lot Diagram**



**Building Envelope Diagram**



**Key for Diagrams**

- ROW / Lot Line
- █ Main Building Envelope
- ▨ Rear Building Envelope
- ▩ Side Building Envelope

**D. Building Types**

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (min.-max.)	Width (min.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
<b>Medium House Form 2</b>										
Multiplex: Medium	1	6-12	50'	100' <sup>2</sup>	40'	50'	30'	20'	20'	30'
<b>Large House Form 1</b>										
Multiplex: Large	1	9-15	75'	100' <sup>2</sup>	60'	60'	24'	24'	15'	30'
Rowhouse: Medium <sup>3</sup>	1	1-3	18'	100' <sup>2</sup>	28'	40'	14'	14'	4'	18'
<b>Block Form 1</b>										
Live/Work	1	1	18'	100' <sup>2</sup>	28'	36'	14'	14'	4'	18'
Courtyard Building	1	175 <sup>4</sup>	100'	100' <sup>2</sup>	100'	40'	40'	100'	40'	32'
<b>Accessory Building Form 2</b>										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

**Notes**

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. I

<sup>1</sup> 25' for lots existing at time of adoption of this Land Development Code.

<sup>2</sup> 75' when adjacent to alley.

<sup>3</sup> Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.

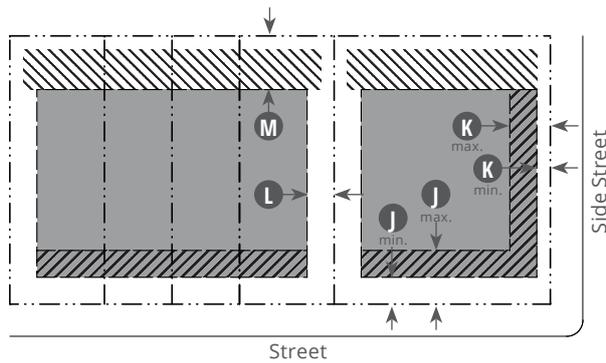
<sup>4</sup> Number designates units per acre (max.) rather than units per building (max.).

**Key for Subsection D**

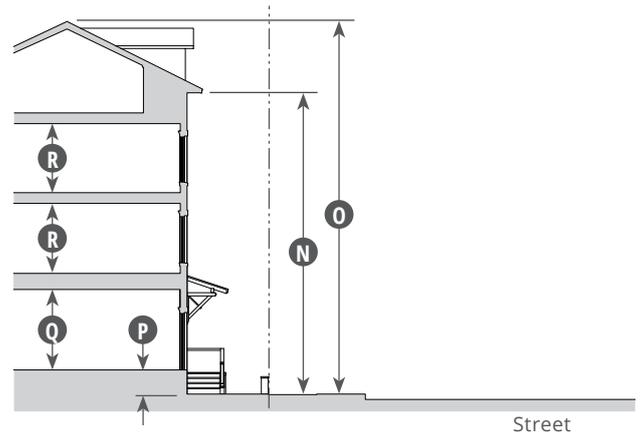
N/A = Not Allowed

— = No Requirement

**Building Placement Diagram**



**Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Buildable Area
- ▨ Facade Zone
- ▩ Accessory Building or Structure Only

**E. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup> <b>J</b>	Side St. <sup>1</sup> <b>K</b>	Side <sup>2</sup> <b>L</b>	Rear <sup>3</sup> <b>M</b>
<b>Primary Building</b>				
Minimum	10'	5'	5'	20'
Maximum	20'	15'	—	—
<b>Accessory Building or Structure</b>				
Minimum	20'	5'	5'	5'
<b>Primary Building Facade within Facade Zone</b>				
Front	75% min.			
Side Street	50% min.			

**Miscellaneous**

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> Side setback not required between attached Rowhouse units.

<sup>3</sup> 5' when adjacent to alley.

**F. Height**

Building Height	Stories (max.)	To Eave/Parapet (max.) <b>N</b>	Overall (max.) <b>O</b>
Primary Building	3	35'	45'
<b>Accessory</b>			
Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'

**Primary Building**

**Ground Floor Finish Level <sup>4, 5</sup>**

Height above Curb	18" min.	<b>P</b>
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**Floor-to-Ceiling <sup>4</sup>**

Ground Floor	9' min.	<b>Q</b>
Upper Floor(s)	8' min.	<b>R</b>

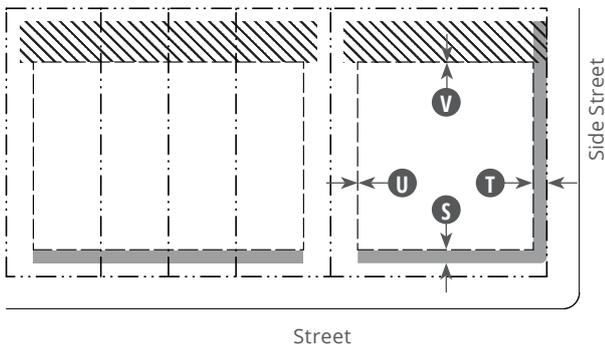
<sup>4</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>5</sup> Primary buildings located on lots sloping down and away from the street are exempt.

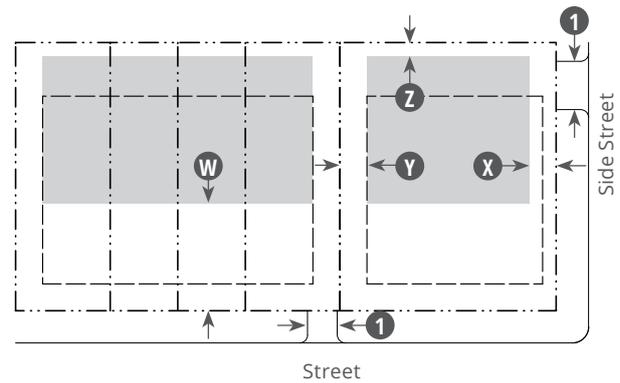
**Key for Subsections E-F**

- N/A = Not Allowed
- = No Requirement

**Encroachments Diagram**



**Parking Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area
- ▨ Accessory Building or Structure Only

**G. Encroachments**

Encroachment Type	Front (max.) <b>S</b>	Side St. (max.) <b>T</b>	Side (max.) <b>U</b>	Rear (max.) <b>V</b>
Private Frontage	5'	5'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

**H. Frontages**

Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-2D-1050
Porch: Engaged	A	A	23-2D-1060
Stoop	A	A	23-2D-1070
Dooryard	A	A	23-2D-1080

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

**Pedestrian Access**

All units shall have pedestrian access from the front street, or for corner lots, from the front street or side street.

**I. Parking**

Setback	Front <b>W</b>	Side St. <b>X</b>	Side <b>Y</b>	Rear <b>Z</b>
Minimum	20' <sup>1</sup>	15'	2'	5'

**Parking Driveway**

Width 10' max. **1**

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

**Notes**

<sup>1</sup> Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

**Key for Subsections G-H**

A = Allowed                      N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Residential</b>	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
<b>Residential Support Services</b>	
Residential Support Services	1, plus 1 per every 2 residents
<b>Services</b>	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
<b>Civic and Public Assembly</b>	
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf
Meeting Facility (public or private)	1 per 100 sf assembly area after first 1,200 sf
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university
Public Safety Facility	As determined by Planning Director <sup>1</sup>

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Restaurants and Bars</b>	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
<b>Retail</b>	
Retail	1 per 500 sf after first 2,500 sf
<b>Entertainment and Recreation</b>	
Entertainment and Recreation, except:	As determined by Planning Director <sup>1</sup>
Studio: Art, Dance, Martial Arts, Music ≤500 sf	—
<b>Agriculture</b>	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director <sup>1</sup>
<b>Other</b>	
Other	As determined by Planning Director <sup>1</sup>

### Notes

See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

<sup>1</sup> In making a determination, the Planning Director shall consider the requirements applicable to similar uses, and the location and characteristics of the use.

### Key for Subsection I

— = No Requirement

**J. Impervious Cover**

Impervious Cover	% (max.)	Standards
Impervious Cover	60%	23-3D-3
Building Cover	50%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

**K. Required Open Space**

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	8'	10'	100 sf

**Notes**

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements shall not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).

**L. Signage**

Total Signs	Number (max.)
Building Signs	1 per building
Ground Signs	1 per building

**Sign Types**

Sign Types	Number (max.)	Standards
<b>Building Signs</b>		
Awning/Canopy <sup>1</sup>	1 per awning	23-8B
Hanging <sup>1</sup>	1 per building	23-8B

**Ground Signs**

Yard <sup>1</sup>	1 per building	23-8B
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**Notes**

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

<sup>1</sup> Not allowed for residential uses.

**M. Site Constraints**

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types			
Use Type	Specific Use Standards	T4	
		NC	NC-O
<b>Residential</b>			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing:			
≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
<b>Residential Support Services</b>			
Group Home:	23-4E-6170		
<7 Residents		P	P
7 to 15 Residents		CUP	P
<b>Services</b>			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/ Professional Services		N/A	CUP
Medical Services:			
≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
Personal Services		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		NC	NC-O
<b>Civic and Public Assembly</b>			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
<b>Restaurants and Bars</b>			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP
<b>Retail</b>			
Food Sales (on or off site)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P

Table Continues on Next Page - - - - - ➔

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

<b>N. Use Types (continued)</b>			
Use Type	Specific Use Standards	T4	
		NC	NC-O
<b>Entertainment and Recreation</b>			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P
<b>Agriculture</b>			
Community Agriculture	23-4E-6120	P	P
<b>Other</b>			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Temporary Uses		TUP	TUP
Special Uses	23-4E-6320	CUP	CUP

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		